

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: March 2, 2022
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (11)

Samuel Chu – Town of Babylon
John Coverdale – Town of Brookhaven
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington
John Condzella – Town of Riverhead
Daniel Flynn – Town of Southampton
Thomas McCarthy – Town of Southold
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Errol Kitt – At Large

Members Not Present (3)

Elizabeth Galle – Town of Shelter Island
John Finn – Town of Smithtown
Rodney Anderson – At Large
Vacant – Town of Islip

Staff Present (7)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
Theodore Klein – Principal Planner
Christine DeSalvo – Principal Office Assistant
John Corral - Environmental Projects Coordinator
William O'Brien – Research Analyst
Brittany Toledano – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of March 2, 2022 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Chair's Report – Chairwoman Casey stated to the Commission that she, with others, attended a Regional Planning Association conference on housing issues, with a focus on ADUs (Accessory Dwelling Units), and noting that statistics indicate that one third of all housing has a senior living on site.

Director's Report – Director Lansdale thanked Chairwoman Casey along with some present and former members of the Planning Commission, as well as staff members Andy Freleng and Will Obrien for attending last week's Environmental Justice working group meeting being chaired by Commission member Chu. In addition, the Director also thank Commission member Chu for chairing the 'Clean Energy' working group as well. Director Lansdale went on to mention that an upcoming Touro Land Institute conference taking place March 22nd will address the County Executives budgeted \$100 million for farmland preservation that will be used to purchase the remaining 10,000 acres of farmland needed to meet the targeted preservation goal set out by the first County Planner, Dr. Lee Koppelman, who helped develop Suffolk County's Farmland Preservation Program, one of the first of its kind in the nation. Commission member and Chair of the Clean Energy Committee, **Samuel Chu** briefed the Commission on their recent meeting.

Adoption of Minutes – 1) Motion to adopt the January 5, 2022 Meeting Minutes was made by Commission member Chu, seconded by Commission member Kaufman. Vote Approved unanimously. 2) Motion to adopt the February 2, 2022 Meeting Minutes was made by Commission member Kaufman, seconded by Commission member Doty. Vote Approved unanimously with 1 abstention (Chu).

Guest Speaker(s) – **Mayor Patrick Parcels**, Village of Dering Harbor, along with **Wayne Bruyn Esq.**, Village of Dering Harbor Attorney; gave a presentation and answered Commission member questions, outlining the Village's ration for the proposed Moratorium on demolition of pre-WWII buildings and structures on today's meeting agenda.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code –

- **Village of Dering Harbor, Moratorium on Demolition;** (taken out of order) the application is referred by the Incorporated Village of Dering Harbor Board of Trustees, received on January 21, 2022 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a moratorium, also is adjacent to a shoreline. The subject referral proposes to institute a six (6) month moratorium on the demolition of buildings and structures within the Inc. Village. The objective is to recognize those "pre-war" buildings and structures constructed prior to 1945 which contribute to the historic heritage and identity of the Village. Consequently the Board of Trustees "need time to complete a formal inventory of existing conditions and undertake a comparative analysis of the alternatives related to the demolition or alteration of existing buildings and structures that contribute to the historic heritage and identity of the Village.

The staff report recommended disapproval of proposed moratorium on demolition of buildings and structures within the Incorporated Village of Dering Harbor, and gave two (2) reasons for disapproval.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code – (continued)**• Village of Dering Harbor, Moratorium on Demolition - (continued)**

After deliberation the Commission resolved to respectfully disagree with the staff report and commission member Kaufman made a motion to approve the six (6) month moratorium on demolition of buildings and structures within the Incorporated Village of Dering Harbor and offered three (3) comments for their consideration and use by the Village. The motion was seconded by Commission member Doty, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

- **HK Ventures - Calverton** – The application is referred by the Town of Riverhead, received on December 16, 2021 - the Commission's jurisdiction for review is that the application is within 500 feet of both the Suffolk County Pine Barrens Compatible Growth Area (CGA) and NYS Route 25 (Middle Country Road). Applicants seek Town of Riverhead Planning Board site plan approval for the construction of a 425,646 SF of industrial/commercial space in the form of a "contractor condominium". The project is proposing to be constructed in two (2) phases. Phase I includes the erection of two 56,000 sf single story buildings and two 56,672 sf single story buildings for industrial/manufacturing/warehouse uses with loading docks or overhead doors. Phase II includes the erection of two 49,000 sf and two 49,560 single-story buildings for industrial/manufacturing uses. Both Phase buildings will have multiple tenants with 10% retail space per tenant. In addition, Phase I also includes the erection of a 1,500 sf cafeteria for on-site employees. The proposed development is intended to treat sanitary waste water via individual on-site sanitary systems and is reported to anticipate discharging approximately 16,950 gpd. Storm water runoff is to be collected via roof and storm drains on site and directed to two recharge basins at the north end of the subject property

The staff report recommended approval of the site plan application for the construction of the industrial/commercial buildings offering fifteen (15) comments for their consideration and use by the Town of Riverhead Planning Board. After deliberation the several Commission members were resolved to disagree with the staff report and disapprove the site plan application.

The motion to disapprove the site plan application was made by Commission member Condzella and seconded by Commission member Kaufman, vote to Disapprove; 5 ayes, 6 nays, 0 abstentions. The Commission was unable to render a determination as necessary votes were unavailable to carry a resolution relative thereto. Therefore no action was taken by the Planning Commission on this matter.

- **Rogers Associates** – The application is referred by the Village of Westhampton Beach, received on February 4, 2022 - the Commission's jurisdiction for review is that the application is within 500 feet of a municipal boundary and within 1 mile of an airport. Applicants seek site plan/special exception approval from the Village of Westhampton Beach Planning Board for the construction of 56 attached multifamily dwelling units in thirteen (13) buildings (11 townhouse groupings (52 units & 2 two-family dwellings) including a private 1 story community center (2,669 SF), pool and tennis court. The proposal intends to construct an on-site sanitary waste treatment facility.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

Rogers Associates (continued) – The staff report recommended approval of the site plan/special exception application of the multifamily residential development and offers twelve (12) comments for their consideration and use by the Village of Westhampton Beach Planning Board. After deliberation the Commission resolved to generally agree with the staff report and approve the site plan/special exception application with thirteen (13) comments.

The motion to approve the site plan/special exception application and to offer the thirteen (13) comments for their consideration and use by the Village of Westhampton Beach Planning Board was made by Commission member Kaufman and seconded by Commission member Flynn, vote to Approve; 11 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Chairwoman Casey announced that the next Commission meeting is to be held on April 6th at 2 p.m. via Zoom.

Meeting Adjournment (3:05 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey, seconded by Commission member Chu and approved unanimously.